

**UTILIZATION
OF
SEVERABLE USE RIGHTS**

BONUS DEVELOPMENT RECEIVER SITE

Folio Number: ____ - ____ - ____ - ____

Legal Description:

BONUS USE REQUESTED

Folio Number: ____ - ____ - ____ - ____

Legal Description:

Number of Vested Severable Use Rights in Transferor Parcel: _____

Number of Severable Use Rights Transferred via this Instrument: _____

The undersigned (developer) warrants to Miami-Dade County, Florida, that he is the legal titleholder to the above stated Severable Use Rights, that the same are free and clear unencumbered except as specifically noted, and if encumbered, the necessary joinders or releases are hereby being furnished; that he desires to use them in the aforementioned manner and agrees to their extinguishment from the transferor parcel; that he acquired them by deed which is recorded in the public records in **ORB**_____ **PGE**_____.

The undersigned realizes and understands that the bonus being granted is predicated on the warranties made in their affidavit and if the same prove false or inaccurate that permits issued may be canceled and voided and construction may be halted until the inadequacy is corrected.

**SEVERABLE USE RIGHTS
OWNERSHIP AFFIDAVIT**

In witness whereof I do hereunto set my hand on the date first above written.

WITNESS:

Sign

Sign

Print

Print

Sign

Print

STATE OF FLORIDA
COUNTY OF MIAMI-DADE

The foregoing instrument was acknowledged before me this _____ day of _____, 20____ by _____, who is personally know to me or produced _____ as identification.

Notary Public

SEAL:

Commission Expires:_____

**CERTIFICATE OF USAGE
AND
EXTINGUISHMENT**

I do hereby certify that the aforementioned Severable Use Rights have been used and credited to the applicant in the issuance of:

Building Permit_____ for the construction of _____

Tentative Plat_____ for the construction of _____

Waiver of Plat _____ for the construction of _____

Density Increase_____ for the construction of _____

Lot Coverage Increase_____ for the construction of _____

The Clerk of the Circuit Court is hereby instructed to note the same upon the public records and to note the Extinguishment of the Severable Use Rights on the Transferor Parcel.

WITNESSES:

Sign

Department of Planning and Zoning

Print

Print

Sign

Print

Sworn to and Subscribed before me on this ____ day of _____, 20_____.

SEAL:

Notary Public

Commission Expires:_____

**SEVERABLE USE RIGHTS
OPINION OF TITLE**

TO: MIAMI-DADE COUNTY

With the understanding that this Opinion Title is furnished to Miami-Dade County, Florida, as inducement for acceptance of a Severable Use Right in the real property hereinafter described, it is hereby certified that I have examined a complete Abstract of Title covering the period from the beginning to the _____ day of _____, 20____ at the hour of _____, inclusive, of the following real property.

Basing my opinion on said Abstract, I am of the opinion that on the last mentioned date the Severable Use Right(s) in the above described real property was (were) vested in:

The fee simple title to the above described real property was vested in:

Subject to the following encumbrances, liens and other exceptions:

GENERAL EXCEPTIONS

SPECIAL EXCEPTIONS

Therefore, it is my opinion the Transfer of the Severable Use Rights to be valid and binding requires the following joinders:

NAME

INTEREST

SPECIAL EXCEPTED NUMBER

OPINION OF TITLE
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I, the undersigned, further certify that I am an Attorney-at-Law, duly admitted to practice in the State of Florida, and a member of good standing of the Florida Bar.

Respectfully submitted this _____ day of _____, 20____.

Name

Address

Florida Bar No. _____

SWORN TO AND SUBSCRIBED TO before me

this _____ day of _____, 20____.

Notary Public

SEAL:

My Commission Expires:_____

**WARRANTY DEED
FOR
CONVEYANCE OF
SEVERABLE USE RIGHTS**

This indenture made this _____ day of _____, 20____ between _____ of the County of _____ in the State of _____, the Grantor and _____ of the County of _____ in the State of _____, the Grantee,
WITNESSETH:

The Grantor, for and in consideration of the sum of _____ Dollars (\$ _____), in hand paid by Grantee, the receipt of which is hereby acknowledged, has granted, bargained and sold to the Grantee, all heirs and assigns forever, the Severable Use Rights allocated under the Miami-Dade County Code, in the following described land to wit.

and the Grantor does hereby fully warrant the title to said rights, and avers that the same have not been previously used, demised or sold, and will defend the same against the lawful claims of all persons.

The use of the above described property is hereby restricted to non-residential uses permitted under the Code of Miami-Dade County.

IN WITNESS WHEREOF, Grantor has hereunto signed and executed on the date first above written.

Signed, executed, witnessed
in the presence of:

Grantor:

Sign

Sign

Print

Print

Sign

Print

STATE OF FLORIDA
COUNTY OF MIAMI-DADE

The foregoing instrument was acknowledged before me this _____ day of _____, 20____ by _____, who is personally known to me or produced _____ as identification.

Notary Public

SEAL:

My Commission Expires:_____